

OVERVIEW

2009 Building Codes Adoption Significant Changes

1. Due to the large amount of administrative changes that would be required in each of the adopted codes, a new “Construction Administrative Code” is created, melding all of the administrative chapters from the various codes into a single place.
2. Permit exemptions now include alterations valued at up to \$1,500.00 for residential and accessory buildings regulated by the International Residential Code. *Mechanical, plumbing and electric work are not covered by this exemption.*
3. Walkways and driveways must now be “at grade” to be exempt from permit requirements. Previous language allowed private driveway or walkway bridges to be constructed without benefit of permits.
4. Certain satellite transmitting dishes are now exempt from permit requirements in order to comply with federal regulations.
5. Permit exemptions now include decks, associated platforms and steps accessory to residential buildings constructed under the provisions of the IRC that are not more than 30 inches above adjacent grade plane and not over any basement or story below.
6. As required by state law, permit application requirements are now defined in the adopting ordinance.
7. Permit applications now expire one year from the date of application and have very limited ability to be extended. Applications from non-responsive applicants will expire 90 days after notification of corrections. Except as stated above, applications may be extended one time for a period not to exceed 180 days. Extensions may also be granted if a city review, litigation or SEPA process prevents issuance of the permit.
8. Issued permits now have a finite time limit (24 months). Large projects that are anticipated to take longer than 24 months to complete may have a longer expiration assigned provided that a construction schedule demonstrating need is approved prior to permit issuance.
9. Electrical, mechanical and plumbing permits *not associated with a building permit* now expire 180 days from the date of issuance. No extensions are allowed for these permits.
10. Issued permits may be renewed for one year upon payment of a 50% permit fee provided that no changes to the original approved plans are made. The renewal must be applied for prior to the original permit’s expiration. If only a final inspection is required, the city may extend the permit for up to 30 days without imposition of additional fees should the applicant request a final inspection.

11. Use of consultants at the expense of the applicant is authorized. Consultants would typically be limited to third party plan review. The applicant may request use of approved consultants should they feel it would expedite review for building code compliance.
12. Testing laboratories and special inspection agencies may now be suspended from performing work if they do not submit timely reports to the City.
13. Temporary Certificates of Occupancy will be charged 10% of the building permit fee.